



BRANDYMIRES HOLLYM

£650,000
FREEHOLD

Frank Hill and son are pleased to welcome to the sales market this fabulous-looking house. The house is situated on 3.5 acres and has a large pheasantry in the grounds. The house is surrounded by lovely gardens and has the benefit of agricultural land and buildings that are hidden from the main outlook from the house. Brandymyres is an exquisite three-bedroom detached home nestled in the charming village of Hollym. Set on an expansive 3.5 acres, this incredible house is a true sanctuary, featuring beautifully manicured gardens that bloom with colour throughout the seasons.

In addition to the serene surroundings, the grounds boast a large pheasantry, perfect for bird enthusiasts or those seeking tranquillity in nature. Hidden from view, you'll find agricultural land and versatile outbuildings that offer endless possibilities for farming, recreation, or hobbies.

Don't let this rare opportunity pass you by—schedule your viewing today and immerse yourself in a lifestyle of beauty and peace at Brandymyres!



• Three Bedroom Detached • Land 3.5 acres • Large Pheasantry • Secluded • Gardens and Pond • * Property is subject to occupancy condition

Entrance Hallway

A beautiful, open entrance hallway features a spacious wooden staircase.

Cloak Room

There is a convenient cloakroom that leads to the downstairs restroom.

Downstairs WC

A frosted window adds a touch of charm to this lovely bathroom featuring a sleek modern vanity sink and a comfortable toilet.

Sitting Room

The room features a gas fireplace, two double-glazed windows, and offers beautiful views of the outside.

Garden Room

Enter the garden room through double doors with a tiled floor and patio doors leading out to the garden, providing plenty of natural light.

Snug

Through a bricked archway, there is a double-faced open fire making this room the perfect snug.

Kitchen

A range of base and wall units with a Belfast sink, overlooking the front of the house, and a range cooker.

Pantry

Maximize the potential of your pantry with effective shelving and efficient lighting.

Safe Room

An efficient secure storage room featuring convenient electrical outlets, perfect for all your organisational needs.

Utility Room

In the useful utility room you have Space available for a washer, dishwasher, dryer, and it is fitted with a stainless steel sink with a drainer.

Downstairs WC

The bathroom features a toilet, sink, and a frosted window.

Garage

An expansive garage that serves as the home for the boiler, ensuring both convenience and functionality.

Family Bathroom

Beautiful, spacious, modern family bathroom. The bathroom features a corner spa bath, WC, wash hand basin and built in walk in shower. The bathroom has tiled flooring and partly tiled walls.

Bedroom 1

The first bedroom features carpet flooring, offers views of the front lawn, and is decorated in neutral colors.

Bedroom 2

The second bedroom features carpeted flooring, double-glazed windows overlooking the rear garden and pond, neutral decor, and built-in wardrobes.

Bedroom 3

Bedroom three serves as the exquisite master bedroom, showcasing carpet, double glazed windows overlooking the front lawn, a spacious dressing room, and a modern ensuite bathroom.

Dressing Room

Bedroom three proudly offers a spacious dressing room complete with rails, carpet flooring, and a window that overlooks the rear garden and ponds. Additionally, it provides direct access to the luxurious master ensuite.

En-Suite

Experience the luxury of a spacious walk-in shower, complete with a stylish sink and a beautifully tiled floor. The elegant partial wall tiling adds a touch of sophistication, making this bathroom a perfect retreat.

Loft Space

The property boasts an impressive large loft that has been expertly converted into a functional room, complete with two radiators, and two skylight windows along with a large double-glazed window, giving a scenic view overlooking the pheasantry. Additionally, it includes a convenient loft ladder and hatch for easy access.

Hatchery

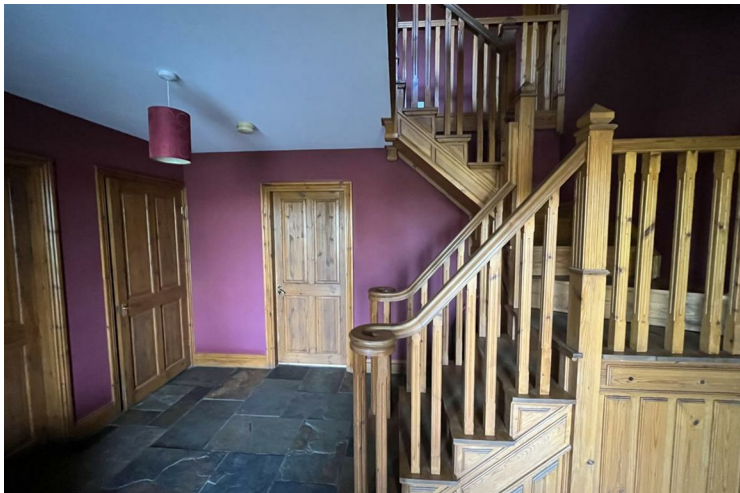
The hatchery has a range of rooms accessed off a central corridor, most with direct external access and all linked via specialist double clean room doors. The Hatchery also has ancillary toilet and shower facilities.

Reception Room

Large reception area with access to water and boiler.

Store Room

A storage room featuring electrical fixtures and a double-glazed window.



Toilet

The wc is equipped with a toilet, sink, and window.

Shower Room

The shower room is equipped with an electric shower.

Chick Store

Chick store room.

Hatching Room

Hatching room with double doors leading to the outside, along with a window.

Incubation Room

A room for incubation featuring double doors and a window.

Egg Store

A storage room for eggs equipped with external single door.

Egg Room

This room features a window and a door that connects to the hallway.

Front Barn

The barn is accessed through large double doors located at the front of the pheasantry building.

Additional Information

TENURE Freehold with Vacant Possession on Completion
PLANNING All Intending Purchasers must satisfy himself as to any Planning Requirements from the Local Authority, in the East Riding of Yorkshire Council.
ENERGY PERFORMANCE CERTIFICATE Awaiting EPC
AGENTS NOTES On the 26th June 2017 the Fourth money Laundering Directive came into effect. As a Consequence of this New Legislation the Vendors Agents will need to undertake Due Diligence checks on Potential Purchasers prior to an offer being accepted. Please contact the Agents for Further information.
Money laundering 2003 & Immigration Act 2014 Intending Purchasers will be asked to produce Identification Documentation.
SERVICES Mains Water, Gas, Electricity & Drainage are believed to be connected.
MISDESCRIPTIIONS/MEASUREMENTS The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.
WAYLEAVES/RIGHTS OF WAY/EASEMENTS The Land is Sold subject to and with the benefit of all existing rights of way, water, light, drainage, all other easements and wayleaves affecting the Land and whether mentioned in these Particulars or not
PLANS AND PARTICULARS The Plans have been prepared and the Acreage in the particulars are stated for the Convenience of the Purchasers and are based on the Ordnance Survey Map with the sanction of the Controller of HM Stationary Office. The Plans and Particulars are believed to be

correct but their accuracy cannot be guaranteed and no Claims for Omissions can be admitted.
VIEWING- STRICTLY BY APPOINTMENT ONLY
ADDITIONAL INFORMATION Frank Hill & Son for themselves and for the vendors of the property or articles out in these particles, give notice that
• These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any part of an offer or contract
• All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors
• None of the statements contained in these particulars as to the property or articles are to be relied upon as statements or representations of fact. Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, potential uses and any other matters affecting the property prior to purchase.
• Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
• No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property.
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Wash Bay

Rear Garden

Discover the enchanting beauty of a stunning garden that boasts a serene fishing lake, a tranquil pond, a charming patio area, and a captivating circular pond. This idyllic landscape invites you to unwind and connect with nature within the stunning south-facing rear garden, making it the perfect sanctuary for relaxation and inspiration.

Paddock

Fenced paddock of just around two acres.

Open Barn

Large steel framed dutch barn.

Important Information

The property was built with a planning condition ;
CONDITION 3. The occupation of the dwelling shall be limited to a person solely or mainly employed in the operation of the hatchery approved as part of this application, or a widow or widower of such a person, or any resident dependents.

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Additional Information

Local Authority - East Riding Yorkshire Council

Council Tax - Band F

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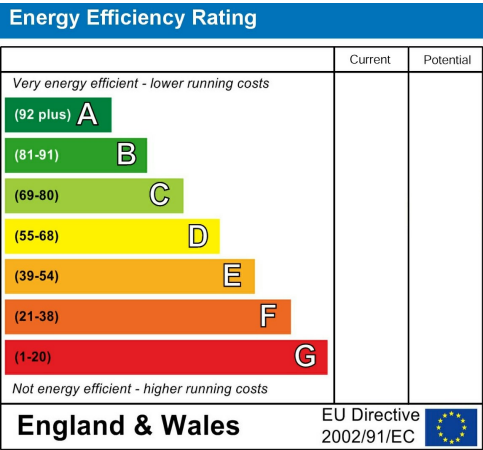
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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